

DOVER

(Kent County)

Property address: 131 West Loockerman Street

Downtown location: Located in downtown Dover at the corner of Loockerman and Governors Ave., within the downtown commercial business district, among established retailers, and across from the new Bayard Hotel complex and pharmacy.

Approximate interior square footage of space: 1,200 SF (approximate size of leasable area)

- Excellent first floor access on busy corner with foot and vehicular traffic
- Large front display windows
- Open space with visual separation into three areas and accent wall with openings
- Small private rest room (not for public)
- Well lit, laminate flooring (synthetic wood) in large portion of area
- Fresh paint once Pop Up tenant is secured
- Traditional entrance for customers from street
- Street parking, both metered and unmetered in close proximity to property
- Central heating and air conditioning

Cost estimate for utilities (Pop Up tenant responsibility)

- Electric, Water/Sewer & Trash - \$200
- Gas - \$150
- Phone - tenant's own system
- WiFi or Internet connection – Inquire of property owner
- Water – Inquire of property owner
- Other – N/A

Value of space based on normal rental rate: \$ 1,200 per month

We believe prospects especially suitable for this space include:

- Destination retailer with established Internet presence and clientele
- Exercise, fitness
- Professional services, office, non-profit, though retailer preferred for downtown business district

